

# STARTING A SUPPORTIVE HOUSING DEVELOPMENT



***The Arc***™  
*of Southington*

An Informational Outline





## **Getting Started**

*Talk to your DDS regional resources manager about the general area where you hope to develop supportive housing. DDS has locational priorities, so make sure they are on board with your general location before you get too far down the road.*

## **Building Your Network**

*Reach out to developers who have experience with supportive housing. Your DDS point of contact, the Regional Resource Manager, should be able to identify potential developers.*

*Interview builders. Your relationship with the developer is important and will last decades.*

## **Finding the Right Location**

*The developer then needs to find a piece of land to develop. This typically includes negotiating a purchase agreement with the current landowner and securing zoning approvals from the town. This is one of the most difficult and time-consuming parts of the development process.*

## **Planning for Success**

*Once the site is approved by the town, the service provider should develop a supportive housing plan.*

*Submit the plan to DDS for approval. Once your plan is approved the builder will be looking for a commitment letter from DDS for Rental Assistance Program (RAP) certificates.*

*After town zoning approval and the DDS commitment letter, the developer will need to get approval for CT Housing Finance Authority (CHFA) funding. This is another competitive, time-consuming process where many developers compete for scarce resources.*





## **Designing for Accessibility**

*If your project is successful, work with the builder on design features needed for individual apartments (much of this should be discussed early in the project, but final details will come after approval):*

- ADA-compliant units scattered throughout the project
- Electric stoves with CookStop devices
- Microwave shut-offs
- Wired with CAT 6 wiring
- Office space for staff
- Conference room to offer events on-site to all residents for educational/residential/social purposes
- Door entries are 42 inches wide
- Refrigeration: for Meals on Wheels to be delivered
- Non-overflow toilets (penguin toilets)
- Extra wall sockets in the bedrooms and living room

## **Preparing for Occupancy**

*Develop an assessment team to identify who would be eligible for occupancy. This team should consist of HR, CFO, CEO, Directors, Manager of the Program, and an Assistive Technology Coordinator. DDS is also a resource for referring eligible residents if necessary.*

*Develop an assessment tool to use for all referrals.*

*How are you going to pay for security deposits? DDS only funds \$2,000 for startup costs. How will you furnish the apartment? Namely, items such as dishes, toasters, coffee machines, etc. We plan to open a gift registry through Amazon so people can purchase necessary items for moving individuals.*

*Identify the necessary technology for each apartment based on resident need.*